4228 FALLINGBROOK ROAD, London South (South V)

Ontario, N6P0H8

1,299,999

For Sale / #X13786470



Bedroom(s): 2

Bathroom(s): 3

Lot Dimensions: 50 x 152 FT|under 1/2 acre

Description

Tucked into the prestigious enclave of Heathwoods in Lambeth. This exceptional bungalow sits on a premium 50 x 152 ft lot, bordered by a green space entrance and backing onto protected trees offering rare privacy and a peaceful natural backdrop just minutes to the 401, shopping, schools and dining.Thoughtfully designed with nearly 2,000 sq ft on the main level, this 2 bedroom, 2.5 bath home also features an unfinished lower level with over 1,100 sq ft, a finished hallway and bathroom rough-in ideal for future bedrooms, living space or a custom layout tailored to your needs.This home is defined by two standout themes. First, a refined Scandinavian-inspired aesthetic with a focus on simplicity, warmth and upscale finishes. Clean lines, natural textures, custom millwork, statement ceiling beams and expansive windows create a calm, elevated living experience that feels both modern and timeless.Second, a commitment to eco-conscious, high-efficiency living. Designed for long-term sustainability and low maintenance, the home features a durable metal roof, solar panel system, high-performance heat pump, multi-zone HVAC, enhanced insulation, and energy-efficient systems throughout delivering comfort, significant cost savings (estimated TOTAL annual energy cost for heating and lights -$310 or less) and peace of mind for years to come.The result is a rare offering with over $250,000 in upgrades, that seamlessly blends design-forward living with smart, future-focused performance all at a price that represents incredible value. (id:6772)

Features

Area	London South (South V)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning, Air exchanger
Building Type	House	**Total Parking**	6
Age	New building	**Acres**	1/2
Lot Dimensions	50 x 152 FT|under 1/2 acre	**Parking**	Attached Garage,Garage,
Heating	Natural gas	**Amenities Near By**	Park, Place of Worship, Schools, Ski area
Water	Municipal water		

Room Details

Main level	Office	3.51 m x 3.05 m
Main level	Primary Bedroom	4.36 m x 3.51 m

Main level	Laundry room	1.96 m x 1.96 m
Main level	Great room	6.4 m x 5.26 m
Main level	Bedroom 2	3.63 m x 3.32 m
Main level	Mud room	2.41 m x 2.38 m
Main level	Kitchen	3.73 m x 3.15 m
Main level	Pantry	1.55 m x 1.59 m